

Preliminary Assessment Report

Project 6532016, 2914 S MCCLELLAN ST

Assessment Completed: 6/24/2016

Project Description: Construct a four story 32,000 sf building with retail at the ground floor and 31 apartments above. An LBA is in the process for this site (#3024320).

Primary Applicant: [Emily Wheeler](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

SDCI Drainage Requirements

Arthur Thomas Richardson, (206) 684-3655, art.richardson@seattle.gov

SDCI Land Use Requirements

Malli Anderson, (206) 233-3858, Malli.Anderson@Seattle.Gov

Seattle City Light Requirements

Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Seattle Department of Transportation Requirements

Rachel Huck, Rachel.Huck@seattle.gov

Seattle Public Utilities Requirements

Steve Resnick, (206) 233-7234, ResnicS@seattle.gov

Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

Requirements

SDCI Drainage Requirements

The following requirements are based on the current stormwater and side sewer codes.

****The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.****

Existing Public Drainage Infrastructure

Sanitary sewer main location: **30th Ave S**

Sanitary sewer main size: **8-inch**

Storm drainage main location: **S McClellan St / 30th Ave S**

Storm drainage main size: **18-inch / 15-inch**

Drainage

Infiltration Investigation Required: **No**

This project is in an area that that does not require Infiltration Investigation

Project Type and Drainage Basin

The storm drainage point of discharge (SMC 22.805.020) is located at: **Public storm drain system**

Project Type: **Parcel-based**

Drainage Basin: **Designated receiving water**

Drainage Control Compliance

Drainage Review Required: **Yes**

Drainage Control Review is required for this project per SMC 22.807.020. Submit a completed **Standard Construction Stormwater Control and Post Construction Soil Management (CSC/SOIL) Plan** and a completed **Standard Drainage and Wastewater Control (DWC) Plan** including the **Site and Drainage Control Summary** from [On-site Stormwater Management Calculator](#).

Note: For projects with 5,000 square feet or more of new plus replaced hard surface, a comprehensive drainage control plan, construction stormwater control plan, soil amendment plan, and drainage report shall be prepared by a licensed engineer.

Soil Amendment Required: **Yes**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.030.A, 22.805.040.A, or 22.805.050.A. Complete the **Post Construction Soil Management Plan** on the [Standard CSC/SOIL Plan](#).

On-site Stormwater Management Required: **Yes**

Parcel-based projects with 7,000 square feet or more of land disturbing activity, 1,500 square feet or more of new plus replaced hard surface or, if on a lot or parcel created or reduced in size on or after January 1, 2016, 750 square feet or more of new plus replaced hard surface, must implement **On-site Stormwater Management** (infiltration, dispersion, bioretention, green roofs, permeable pavement, rainwater harvesting, etc.) to manage runoff from all hard surfaces on-site per SMC 22.805.050.B. and Director's Rule 21-2015.

Submit an [On-site Stormwater Management Calculator](#) and show the On-site Stormwater Management BMP's and surface designation on the [Standard Drainage and Wastewater Control Plan](#).

Flow Control Required: **No**

Based on the information provided, adherence to Flow Control Standards is not required for this project.

Water Quality

No requirements

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at **30th AVE S**.

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#).

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following: **Public storm drain system.**

Side Sewer

The existing side sewer for a new or converted building or dwelling unit may be reused pursuant to SMC 21.16.240.

If there is an increase of dwelling units or buildings the [Side Sewer Evaluation and Certification Form](#) must be completed by a licensed engineer.

Other Requirements

- 21.16.230.B - Connections to new or converted buildings: Only one commercial, industrial, institutional, or mixed-use property or building shall be connected to a side sewer. Re-use of the lateral at the SW corner of the site not allowed, cap at the property line.

SDCI Land Use Code Requirements

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

30TH AVE S

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

<http://www.seattle.gov/transportation/treeplanting.htm>.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT.

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Existing curbcuts that will no longer be used are required to be removed, and the curblines reinstalled, per SDOT standards.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT.

Land Use

Based on the project scope, SEPA may be required. See DPD Director's Rule 29-2015 for more details (<http://web1.seattle.gov/dpd/dirrulesviewer/>).

Design Review is required; see CAM 238 for more details. Departures from development standards should be identified as early as possible in the application process.

An arborist report may be required. See CAM 242 for more detail.

Other Requirements

A presubmittal conference is required before submitting an application. Details for preparing and submitting a presubmittal request form can be found at our Web site

(http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).

Seattle City Light Requirements

Street/Alley Requirements

30TH AVE S

Clearance from Structures: Fourteen (14) feet radial clearance is required between power lines and any part of the permanent structure per Seattle City Light Construction Standard D2-3

(<http://www.seattle.gov/light/engstd/docs2/d2-3.pdf>). Transmission lines require greater clearance. Changes to SCL's system to meet clearances are done at the project's expense. There are overhead high voltage lines along 30th Ave S.

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i).

Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This City Light work is done at the project's expense. City Light may not be able to grant customer requests to temporarily relocate or de-energize the distribution system. There are overhead high voltage lines along 30th Ave S.

An SCL engineer will require scaled building elevation drawings to determine clearances. Please submit an extra set of plans at DPD intake.

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An SCL engineer will require scaled building elevation drawings to determine clearances. Please submit an extra set of plans at DPD intake.

Underground electrical facilities/conductors require separation from other utilities. Review City Light Construction Standard 0214.00, Clearances Between SCL Underground Structures and Other Utility Structures in the Public Right-of-Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). There are underground high voltage lines and electrical facilities along S McClellan St.

Easements

SCL power easement over the property exists.

Construction over the existing SCL power easement is not allowed.

Other requirements: City Light has not reviewed plans for the lot line adjustment at the time of this review. Please consider that City Light has an existing easement for infrastructure (including a high voltage line) located north of the project site which may further impact development. Construction is not allowed in a City Light easement.

Conservation

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. From insulation and windows to lighting and appliances, take advantage of new technologies and construct a more efficient building with our help. For more information: contact Phoebe Warren at (206)684-3795 or phoebe.warren@seattle.gov.

Notes to Applicant

For new service, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. An Application for Electrical Service must be submitted to Seattle City Light. The Electrical Service Representative should also be contacted to coordinate electrical disconnections prior to demolition and temporary power for construction. Your Electrical Service Representative is: Antonio Hernandez, 206-386-1635, antonio.hernandez@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from City Light. Failure to contact City Light early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SDOT Requirements

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

Initial Review Deposit: To be determined

SDOT Plan Requirements: Plan

SDOT Permit Requirements: Group 1:Over-the-Counter. Obtain from SDOT anytime prior to construction in the right of way.

Street Improvement Requirements **30TH AVE S**

Tree protection: Removal of trees in the public right-of-way (ROW) is prohibited. Projects must be designed to accommodate existing trees in the ROW. Exceptions to this policy require review and approval by SDOT Urban Forestry. For residential projects, call (206) 684-TREE; for all other projects, call (206) 684-5693. Contact SDOT Urban Forestry immediately if you are proposing to remove street trees. If an exception from street tree removal is not granted, the project will need to be redesigned to preserve street trees. remove asphalt from planting strip

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410. Reinstall curb at existing curb cut.

Other requirements: Sidewalk should accommodate 6' sidewalk and 5' planting strip. Planting strip should be adjacent to roadway. Take vehicle access from 30th, if provided. Coordinate driveway location with street tree locations with SDOT Urban Forestry

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Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410. Reinstall curb at existing curb cut.

Other requirements: Sidewalk should accommodate 6' sidewalk and 5' planting strip. Planting strip should be adjacent to roadway.

SPU Requirements

Flow Control Compliance

Soil Amendment. Retain and protect undisturbed soil in areas not being developed, and prior to completion of the project, amend all new, replaced, and disturbed topsoil (including construction lay-down areas) with organic matter to the extent required by and in compliance with the rules promulgated by the Director.

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to SDCI Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, Michale.Crooks@seattle.gov, or visit the [Licensing and Tax Administration Division website](#).